



2409 20 Street N
Lethbridge, Alberta

MLS # A2298033



\$537,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,432 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, 2 x Washer, Dryer, Fridge, Freezer, 3 x Heavy Duty Shelving Units, All Deck Furniture, Rumpus Room: Couch, Love Seat, 1 Coffee Table, 2 End Tables, 1 Desk Unit; 3 Downstairs Bedrooms: All Furniture in each Bedroom, Bed, Box Spring & Mattress, Dresser, Night Table in each room; In Shed: Hoses, 2 x Lawn Mowers, Rakes, Shovels, Hedge Cutters, Reciprocating Saw, 2 x Chainsaws, variety of small tools and pots. Hot Tub (as-is)

Welcome to 2409 20 Street N, a well-maintained bi-level home on a large, mature lot in a family-friendly northside neighbourhood, perfectly located beside Vista Park. The park runs along the side of the property toward the backyard, providing a natural backdrop and easy access to green space. Offering 4 bedrooms and 3 bathrooms, this home provides a functional layout with plenty of space for comfortable living. The main floor features a bright living room with a formal dining area, a kitchen and dining room, a spacious family room, a 4-pc bathroom, and a primary bedroom with a 3-pc ensuite bathroom and direct access to the back deck. The fully developed basement includes a large family room with a fireplace, a laundry/utility room, 3 bedrooms, a 3-pc bathroom, and a separate back entrance. The backyard features a large deck, ideal for hosting gatherings, with parking access at the back and side. Located minutes from Sobeys, Walmart, and other northside amenities, this home offers space, practicality, and a park-side location. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.